

079.0

0004

0005.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

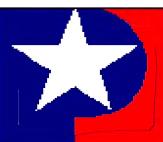
693,400 / 693,400

USE VALUE:

693,400 / 693,400

ASSESSED:

693,400 / 693,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		BRATTLE ST, ARLINGTON

OWNERSHIP

Owner 1:	PALMER E SAMUEL-BARBARA A	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 83 BRATTLE STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 9,716 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Wood Shingle Exterior and 1428 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9716		Sq. Ft.	Site		0	70.	0.66	11			Med. Tr	-10					448,234						448,200	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							9716.000		240,100		5,100		448,200		693,400							
Total Card							0.223		240,100		5,100		448,200		693,400		Entered Lot Size					
Total Parcel							0.223		240,100		5,100		448,200		693,400		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID										Parcel ID		079-0-0004-0005.B	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value		Notes		Date	
2020	101	FV	240,100	5100	9,716.	448,200	693,400	693,400	Year End Roll		12/18/2019		
2019	101	FV	196,300	5100	9,716.	448,200	649,600	649,600	Year End Roll		1/3/2019		
2018	101	FV	196,300	5100	9,716.	301,000	502,400	502,400	Year End Roll		12/20/2017		
2017	101	FV	196,300	5100	9,716.	288,100	489,500	489,500	Year End Roll		1/3/2017		
2016	101	FV	196,300	5100	9,716.	262,500	463,900	463,900	Year End		1/4/2016		
2015	101	FV	185,100	5100	9,716.	211,300	401,500	401,500	Year End Roll		12/11/2014		
2014	101	FV	185,100	5100	9,716.	188,900	379,100	379,100	Year End Roll		12/16/2013		
2013	101	FV	185,100	5100	9,716.	179,300	369,500	369,500			12/13/2012		

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17078-425		6/1/1986		174,900	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/14/2015	334	Re-Roof	3,950					Strip and re-roof.
5/26/2011	505	Re-Roof	9,370					

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	CC	Chris C
2/14/2009	Meas/Inspect	197	PATRIOT
2/12/2000	Inspected	263	PATRIOT
1/12/2000	Measured	243	PATRIOT
7/28/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

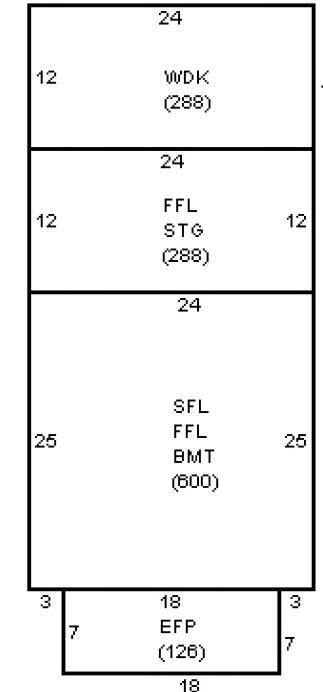
Type:	15 - Old Style	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - Brick or Stone	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	TAN	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

SCUTTLE, SUMER ST.

SKETCH**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	888	175.480	155,828	SFL	90				
BMT	Basement	600	52.640	31,587						
SFL	Second Floor	540	175.480	94,761						
STG	Storage	288	6.690	1,928						
WDK	Deck	288	9.470	2,728						
EFP	Enclos Porch	126	48.830	6,152						
Net Sketched Area:				2,730	Total:	292,984				
Size Ad	1428	Gross Are	2790	FinArea	1428					

IMAGE

AssessPro Patriot Properties, Inc

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1916
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	% Sprinkled:

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1920	21.25	T	40	101			5,100		5,100

PARCEL ID 079.0-0004-0005.B